



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 2, 2014
1406-DP-19 & 1406-SIT-09
Exhibit 1

Petition Number: 1406-DP-19 & 1406-SIT-09

Subject Site Address: 18250 North Union Street

Petitioner: Westfield-Washington School Corporation

Request: Petitioner requests Development Plan and Site Plan review for a stadium facility and related improvements.

Current Zoning: GB-PD (General Business-Planned Development)

Current Land Use: Institutional: Public High School

Approximate Acreage: 77 acres +/- (High School Campus)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Site Plan
4. Elevations
5. Lighting Plan
6. Colored Renderings

Zoning History:

95-AP-7	Original Development Plan
97-V-23	Variance to allow increased signage
99-V-13	Variance to allow pole sign
0201-DP-01	Building expansion DP
0408-DP-33	Building expansion DP
0409-VS-24	Variance to reduce parking stall size
0902-DP-03 & 0902-SIT-03	Building expansion
1303-DP-04 & 1303-SIT-02	Locker Room

Staff Reviewer: Andrew Murray, Associate Planner

Procedural

Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance, any applicable PUD Ordinance, any variances associated with the site, and any commitments associated with the site.



PROJECT OVERVIEW

The proposal is for the development of a new stadium, and related improvements, located on the Westfield-Washington School Corporation's High School campus. The stadium is proposed to be located between the existing high school building and US Highway 31 (see **Exhibit 2**). The new construction proposed in this phase of the project includes the following:

- An artificial turf field
- A nine (9) lane running track and associated track equipment
- Stadium lights
- Concession and restroom building
- Home stands
- Visitor stands
- A two-story press box
- Four (4) independent ticket booths
- Fencing around the field and track (4' tall)
- Fencing around the entire stadium (6' tall)
- Concrete pavement in all areas within the perimeter fencing

DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

1) Zoning District Standards: (*Business District Standards (WC 16.04.050)*)

a) General Requirements: (*WC 16.04.050(A)*):

Comment: Development Plan complies.

b) GB-PD District Specific Standards: (*WC 16.04.050(H)*)

- i) Minimum Frontage Required on Street of Primary Access: 660 feet
- ii) Minimum Setback Lines:
 - (1) Front Yard: 60 feet
 - (2) Side Yard: 15 feet
 - (3) Rear Yard: 20 feet
- iii) Minimum Lot Width at Building Line: None
- iv) Minimum Number of Structures: None
- v) Minimum Size of Structures: None

Comment: Development Plan complies.

- 2) **Overlay District Standards:** Not applicable. The subject property is located within the U.S. Highway 31 Overlay District (the “Overlay”); however, the proposed structures and related improvements are exempt from the Overlay because the school was in existence when the Overlay was established (*WC 16.04.070(9)*).
- 3) **Subdivision Control Ordinance:** Not applicable. No subdivision is being proposed.
- 4) **Development Plan Review Standards:** (*WC 16.04.165(D)(3)*)
 - a) **Site Access and Site Circulation:**
 - i) **Standard:** All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.

Comment: No new site access locations are being proposed.
 - ii) **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.

Comment: Staff is working with the petitioner to show sidewalks to be installed from 181st Street to the stadium.
 - iii) **Standard:** Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Comment: See previous staff comment.
 - b) **Landscaping:** (*WC 16.06 et seq.*)
 - i) **General Landscape Design Standards:** (*WC 16.06.040*):
 - ii) **On-Site and Street Frontage Requirements:** (*WC 16.06.050*):
 - iii) **Buffer Yard Requirements:** (*WC 16.06.060*):
 - iv) **Parking Area Landscaping:** (*WC 16.06.070*):

Comment: Staff has requested a landscape plan that depicts existing landscaping within the construction limits of the proposed development plan for confirmation that existing landscaping/berms with either be maintained and/or relocated/replaced.
 - c) **Lighting:** (*WC 16.07 et seq.*)

Comment: Staff is working with the petitioner towards compliance.
 - d) **Signs:** (*WC 16.08 et seq.*) Any proposed sign(s) shall comply with the Zoning Ordinance. If the sign requires a sign permit, then it will be reviewed by the Department at that time.

e) Building Orientation:

- i) Standard: Each building façade visible from a public street or to an adjoining Residential District shall be a finished façade.

Comment: Staff is working with the petitioner to address the west façade of the home stands oriented to US Highway 31.

- ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.

Comment: Development Plan complies.

- iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.

Comment: Development Plan complies.

- iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

Comment: Development Plan complies.

f) Building Materials:

- i) Standard: In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District: (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or, (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

Comment: The Development Plan complies for the concession/restroom structure and ticket booth structure. Facades are proposed as 100% brick and split face concrete masonry wall construction. The design, materials and colors of the proposed buildings' exteriors are consistent with and complement the existing structures on the high school campus. Staff is working with the petitioner to address the west façade of the home stands oriented to US Highway 31.

- ii) Standard: The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

Comment: The Development Plan complies for the concession/restroom structures and ticket booth structure. The design, materials and colors of the proposed buildings' exteriors are consistent with and complement the existing structures on the high school campus. Staff is working with the petitioner to address the west façade of the home stands oriented to US Highway 31.

- 5) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Plan in the Comprehensive Plan identifies the high school campus as "Employment Corridor". Although the Comprehensive Plan does not specifically address the school, it does note that appropriate land uses for the corridor are "institutional uses that are subordinate to and supportive of the office and service uses". The existing school campus and proposed buildings and stadium meet many of Comprehensive Plan's development policies for this corridor, including, but not limited to: (i) Encourage building materials and colors that are appropriate to the setting; and (ii) Encourage building design, height, scale, and mass that is appropriate to the surrounding area.

- 6) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: No new site access locations are being proposed.

- 7) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: No new site access locations are being proposed.

- 8) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

Comment: The petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity.

- 9) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: No new site access locations are being proposed and the existing interior drives are being utilized.

STAFF COMMENTS

1. No action is required at this time.



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2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in the staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.